

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in the JOHN R COGGIN SURVEY A-169, Van Zandt County, Texas, same being part of a called 16.87 acre tract as found in Warranty Deed dated March 1, 1971 from C. E. Matthews et ux, Jean Matthews to A. L. Wahlstrom et ux, Lois G. Wahlstrom as found recorded in Vol. 757, Page 551, of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a ½ Inch Iron Rod set on the North right-of-way line of State Highway 243 for the Southwest corner of this, same being South 85 degrees 34 minutes 13 seconds East 323.85 feet from the Southwest corner of said 16.87 acre tract;

THENCE: North 01 degrees 00 minutes 53 seconds West 330.92 feet to a ½ Inch Iron Rod set for the Northwest corner of this;

THENCE: South 89 degrees 32 minutes 23 seconds East 738.34 feet to a ½ Inch Iron Rod set on the East line of said 16.87 acre tract for the Northeast corner of this:

THENCE: South 01 degrees 00 minutes 53 seconds East 379.83 feet with the East line of said 16.87 acre tract to an occupied Fence Corner Post found on the North right-of-way line of State Highway 243 for the Southeast corner of said 16.87 acre tract;

THENCE: North 85 degrees 48 minutes 51 seconds West 568.58 feet with the North right-of-way line of State Highway 243, and with the South line of said 16.87 acre tract to a Concrete Right-of-way Monument found for an angle point of same;

THENCE: North 85 degrees 34 minutes 13 seconds West 172.63 feet with the North right-of-way line of State Highway 243, and with the South line of said 16.87 acre tract to the PLACE OF BEGINNING containing 6.03 acres of land.

Street address of property: 1600 State Highway 243, Canton, TX 75103